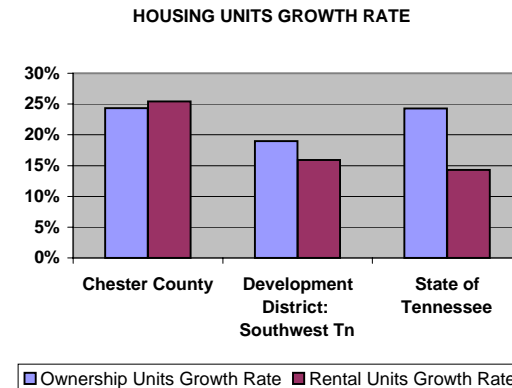
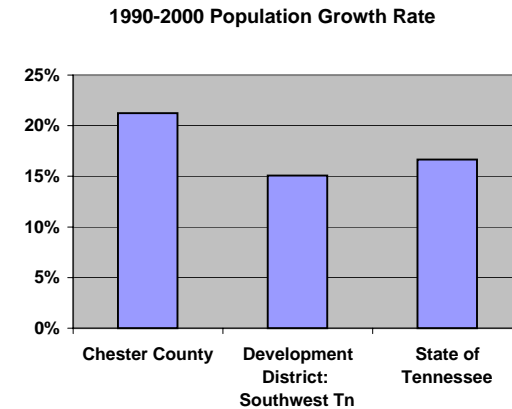


## Population and Housing Market Profiles: Chester County

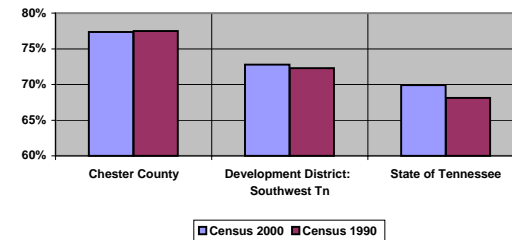
	Chester County	Development District: Southwest Tn	State of Tennessee
<b>POPULATION</b>			
<i>Census 2000 Population</i>	15,540	242,763	5,689,283
<i>1990-2000 Population Growth Rate</i>	21.2%	15.1%	16.7%
<b>MINORITY POPULATION</b>			
<b>African American population</b>			
<i>Census 2000</i>	1,592	58,697	953,349
<i>1990-2000 Growth Rate</i>	12.7%	20.7%	22.5%
<b>Asian &amp; Pacific Islander population</b>			
<i>Census 2000</i>	78	1,300	73,505
<i>1990-2000 Growth Rate</i>	254.5%	174.8%	130.9%
<b>Hispanic population</b>			
<i>Census 2000</i>	150	3,484	123,838
<i>1990-2000 Growth Rate</i>	183.0%	219.3%	278.2%
<b>HOUSING UNITS &amp; VACANCY</b>			
<b>Ownership Units</b>			
<i>Census 2000</i>	4,377	68,288	1,561,363
<i>Ownership Units Growth Rate</i>	24.3%	19.0%	24.3%
<i>Owner Market Vacancy rates</i>	1.4	1.3 to 3.2	2.0
<b>Rental Units</b>			
<i>Census 2000</i>	1,283	25,514	671,542
<i>Rental Units Growth Rate</i>	25.4%	15.9%	14.3%
<i>Renter Market Vacancy rates</i>	8.3	7.5 to 13.9	8.8
<b>AGE OF HOUSING STOCK</b>			
<i>Percent of units built before 1960</i>	20.5%	23.2%	25.4%
<i>Percent of units built after 1990</i>	29.2%	23.6%	23.5%



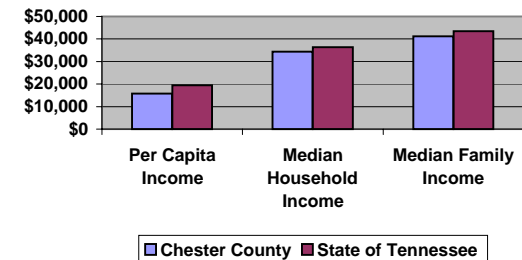
## Population and Housing Market Profiles: Chester County

	Chester County	Development District: Southwest Tn	State of Tennessee
<b>HOME OWNERSHIP RATES</b>			
<i>Census 2000</i>	77.3%	72.8%	69.9%
<i>Census 1990</i>	77.5%	72.3%	68.1%
<b>MINORITY HOMEOWNERSHIP RATES</b>			
<b>African American</b>			
<i>Census 2000</i>	59.3%	54.9%	50.5%
<i>Census 1990</i>	67.0%	56.0%	47.3%
<b>Asian &amp; Pacific Islander</b>			
<i>Census 2000</i>	75.0%	60.1%	50.3%
<i>Census 1990</i>	0.0%	56.6%	45.1%
<b>Hispanic</b>			
<i>Census 2000</i>	44.8%	42.6%	35.8%
<i>Census 1990</i>	57.1%	52.3%	48.6%
<b>1999 Income (2000 Census)</b>			
<i>Per Capita Income</i>	\$15,756	13349 to 19389	\$19,393
<i>Median Household Income</i>	\$34,349	27671 to 36982	\$36,360
<i>Median Family Income</i>	\$41,127	32597 to 44595	\$43,517
<b>Income Growth during the 1990s</b>			
<i>Per Capita Income</i>	90%	N/A	58%
<i>Median Household Income</i>	77%	N/A	47%
<i>Median Family Income</i>	67%	N/A	47%
<b>Poverty Status in 2000</b>			
<i>Persons below Poverty Level</i>	2,065	36,484	746,789
<i>Families below Poverty Level</i>	472	8,269	160,717
<i>% of Persons below Poverty Level</i>	14.4%	15.7%	13.5%

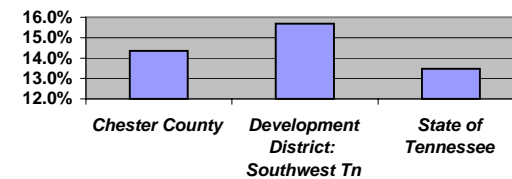
Homeownership Rates: 1990 &amp; 2000



Income Statistics (2000 Census)



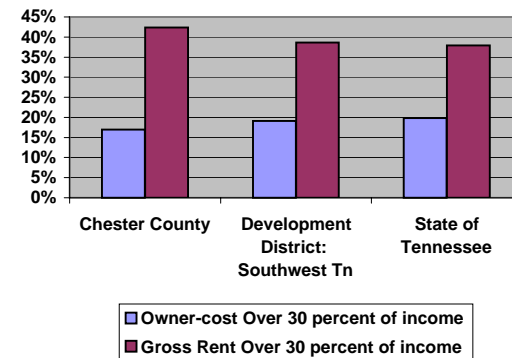
% of Persons below Poverty Level



## Population and Housing Market Profiles: Chester County

	Chester County	Development District: Southwest Tn	State of Tennessee
<b>Home Values &amp; Owner Cost Burden</b>			
<i>2000 median home value</i>	\$78,900	58300 to 85100	\$93,000
<i>1990-00 increase in home value</i>	98.2%	N/A	60.3%
<i>Owner-cost Over 30 percent of income</i>	17.0%	19.1%	19.9%
<i>Owner-cost Over 35 percent of income</i>	12.2%	14.5%	14.5%
<b>Gross Rent &amp; Rent Burden</b>			
<i>2000 median Gross Rent</i>	\$401	346 to 510	\$505
<i>1990-00 increase in Gross Rent</i>	66.4%	N/A	41.5%
<i>Gross Rent Over 30 percent of income</i>	42.4%	38.6%	37.9%
<i>Gross Rent Over 35 percent of income</i>	36.4%	31.0%	30.2%
<b>Units with Other Housing Problems</b>			
<i>Lacking complete plumbing facilities</i>	56	751	14,340
<i>Lacking complete kitchen facilities</i>	41	608	13,324
<i>Over crowding (over 1 person per room)</i>	196	2,397	61,191
<b>House Heating Fuel Used in 2000</b>			
<i>Electricity</i>	34.3%	33.5%	52.1%
<i>Utility Gas</i>	44.4%	49.4%	36.0%
<i>Bottled or LP Gas</i>	14.8%	13.6%	7.2%
<b>Recent Movers (2000 Census)</b>			
<i>Moved into the unit in 1999 or later</i>	16.8%	18.9%	20.7%
<i>Moved into the unit in 1995 or later</i>	44.7%	45.9%	49.6%
<i>Moved into the unit in 1990 or later</i>	61.0%	62.4%	65.7%
<b>Mobile Home Units (2000 Census)</b>			
	1,342	16,405	268,876

**Housing Cost Burden in 2000**



**House Heating Fuel Used**

